



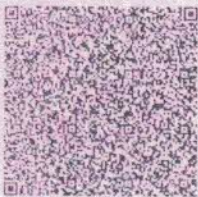
सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Punjab

ANMEXURE-06A-01

e-Stamp

Certificate No. : IN-PB13723112962701W  
Certificate Issued Date : 08-May-2024 04:04 PM  
Certificate Issued By : pbgorkaru  
Account Reference : NEWIMPACC (SV)/ pb7052504/ ZIRAKPUR/ PB-SN  
Unique Doc. Reference : SUBIN-PBPB705250427982129239546W  
Purchased by : Adhiraj  
Description of Document : Article 5 Agreement or Memorandum of an Agreement  
Property Description : Not Applicable  
Area of Property : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : Harbhajan Singh and Others  
Second Party : Krishna Builders  
Stamp Duty Paid By : Harbhajan Singh and Others  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)  
Social Infrastructure Cess(Rs.) : 0  
(Zero)  
Total Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



For Krishna Builders  
*[Signature]*  
Partner



Please write or type below this line

AGREEMENT BETWEEN LAND OWNERS  
AND PROMOTER/DEVELOPER OF THE PROJECT

e-stamp Certificate No. IN-PB13723112962701W

Dated 08-05-2024

This agreement is made and entered at Zirakpur ( Mohali ) on 09-05-2024 by  
and between:-

Ranohir Singh *[Signature]*

*[Signature]*  
For Krishna Builders  
Partner  
QE 0007173278



**AGREEMENT BETWEEN LAND OWNERS  
AND PROMOTER/DEVELOPER OF THE PROJECT**

e-stamp Certificate No. IN-PB13723112962701W

Dated 08-05-2024

This agreement is made and entered at Zirakpur ( Mohali ) on 09-05-2024 by and between:-

**Harbhajan Singh, Randhir Singh, Harpal Singh** all S/o Bachan Singh R/o Village Nabha , Zirakpur District Sahibzada Ajit Singh Nagar Mohali, owner of the land measuring 7 Bigha 5 Biswa 00 Biswasi comprised in Khewat No. 75/103, Khasra No. 800-802/30(0-2), 1079/25(1-15), 1080/791-713(1-8), 1085/31(2-0), 1086/32(2-0), situated at Village Nabha, Hadbast No. 290, Sub Tehsil Zirakpur, Distt Derabassi, SAS Nagar ( hereinafter referred to as First party ).

And

**M/s. KRISHNA BUILDERS (Through its partner/ Authorised Signatory Sh. Vishwas Chadha )** with its registered office at #2753 Block-C ,Aerocity, Mohali, Punjab is the promoter of the project- "**ATLANTIS GRAND**" High Ground Road, Village Nabha Pincode- 140603 ,Mohali (hereinafter referred to as Second party).

Land owner and Promoter shall collectively be referred to as the "Parties" and individually be referred as "Party" where the context permits.

Whereas the First Party has entered into irrevocable Letter of consent dated 03.09.2022 with the Second Party for a land measuring 7 Bigha 5 Biswa bearing Khewat Khatoni No. 75/103, Khasra No. 800-802/30(0-2), 1079/25(1-15), 1080/791-713(1-8), 1085/31(2-0), 1086/32(2-0), situated at Village Nabha, Hadbast No. 290, Sub Tehsil Zirakpur, Distt Derabassi, SAS Nagar Letter of Consent of 7 Bigha 5 Biswa land executed by Harbhajan Singh, Randhir Singh, Harpal Singh all S/O Bachan Singh in favour of M/S Krishna Builders, Notarized on 03.09.2022

The agreement between the parties for the project is being executed for Land under consent.

**NOW THEREFORE**, in consideration of the promises, mutual covenants and agreements contained herein both the Parties agree as follows:

*Harbhajan Singh, Randhir Singh, Harpal Singh*

*Randhir Singh*

**For Krishna Builders**

*Vishwas Chadha*  
**Partner**

**For Krishna Builders**  
*Vishwas Chadha*  
**Partner**



2. The First party grants rights to Second party to develop the land as per approved layout plan, develop/construct apartments and the second party would obtain all project approvals and develop/construct apartments.
3. The First Party grants selling/marketing rights to the second party for the apartments and the second party would undertake selling/marketing of the apartments in the approved project in compliance with RERA provisions.
4. The first party has agreed with the second party to indemnify the purchaser of Apartments for any loss/damage cause by him on account of any dispute between the first party and second party to the consent.
5. That the consent submitted by us in favour of the aforesaid promoter will be irrevocable and we shall not be entitled to revoke it at any stage under any circumstances.
6. That the land detailed herein before is solely owned and possessed by us and we have a clear and unencumbered title of the ownership.
7. That the said land is free from all type of encumbrances since last more than 30 years.
8. That no civil criminal or revenue or any other case is pending in any competent court with regard to ownership of the aforesaid land qua for which the consent is being furnished.
9. That the consent furnished by us will not only be binding upon us but upon all my legal heirs, executors, administrators, assignees, successor in interest as well etc.
10. That we further jointly and severally state that we are the absolutely solvent and the property is not liable to attachment qua any decree or order.
11. That the consent furnished by us is fully supported by documentary evidence i.e., record of rights (Jamabandi) which is attached herewith.
12. That the present consent will authorize the aforesaid promoter to develop the building as per approved layout plan, make construction of apartments thereon and also book plots/apartments after entering into an agreement with intending purchasers and also obtain booking money from them as per the provisions of the Punjab Apartment & Property Regulation Act 1995 and Rules made there under.
13. That through this consent we, have made true and full disclosure of all the facts without suppression of anything.

*R. Singh*

*Randhi Singh*

*Harpal Singh*

**For Krishna Builders**  
*[Signature]*  
**Partner**

**For Krishna Builders**

*[Signature]*  
**Partner**



15. Those by the present of this consent we undertake to indemnify any purchaser of the promoter qua the plot/apartment in the event of any dispute between me/us and the promoter and further confirms to sign any other document which may be required to be signed under the new RERA Act and its Rules to be notified under this respect.
16. That through this consent., we undertake to indemnify any resident of the proposed colony/apartment against any dispute between myself and the promoter in the matter of utilization of land meant for roads, open areas and other common facilities etc.
17. That the consent shall be occupied of our land and if partially owned by a landowner, his consent will be accepted only after the division of the property got done by competent revenue authority. However, if the land is owned by different partners in joint ownership, then consent of all the partners of the land of the part of the khewat shall be accepted jointly.
18. That if any subsequent time, it is found that any averment made in this consent letter is not true and not based on facts or documents, we undertake to indemnify PUDA/GMADA/Department of Local Bodies, Punjab, or anyone to whom any loss and injury has been caused.
19. The second Party is entitled to execute all relevant agreements, agreements to sell, sale deeds, issue receipts, record transfer of said agreement or such other agreement /documents as may be required from time to time enable sale, transfer, registration, cancellation, mark lien etc, and hand over possession, in favour of prospective buyers/lessees with regards to the residential colony being developed upon the scheduled property together with proportionate land ease entry rights and other relevant appurtenant and rights and intents and in this regard.
20. That we hereby appoint, nominate & authorized the above-named promoters as our attorney to get change of land use, approval of maps, environment clearance. NOC from Punjab Pollution Control Board, PSPCL, forests, NHAI, PWD fire from the concerned departments to file & sign papers/affidavits for & on our behalf.
21. The first party agrees to become co-promoter of the project as per RERA provisions and the second party does not have any objection to making first party as co-promoter of the Project.

*Singh*

Contd... P/4

For Krishna Builders

*Arvind*  
Partner

*Randhvir Singh*

*Harpal Singh*



**INDEMNITY:**

23. The first party hereby confirms that its- title to the schedule property is good, marketable and subsisting and that no one else has any right, title, interest, or share in the schedule property and that the schedule property is not subject to any encumbrances, attachment, court or taxation, or acquisition proceedings or charges of any kind.

**IN WITNESS WHEREOF**, the parties have executed this Agreement in the presence of witnesses on the day, month and year first above mentioned.

For First Party

For Krishna Builders

*Harpal Singh*  
*Ravinder Singh*  
Authorized Signatory

*[Signature]*  
Authorized Signatory Partner

*[Signature]*  
Witness 1

(Amazul Singh)

Witness 2  
*[Signature]*  
2021.05.30

For Krishna Builders  
*[Signature]*  
Partner



## Affidavit Attestation

Entry Date	09/05/2024
ID Number	RVN61319464
Stamp Paper Number	PB13723112962701W
Applicant Name	HARBHAJAN SINGH AND OTHERS
Father/Husband Name	BACHAN SINGH
Address	VPO DIALPURA, TEHSIL/SUBTEHSIL SUB TEHSIL, ZIRAKPUR, DISTRICT S A S NAGAR, STATE PUNJAB
Identity Type	ADHAAR CARD
Identification No.	510261675064
Affidavit Type	

The above person appeared and deposed before me



Executive Magistrate  
Sub Tehsil, Zirakpur

For Krishna Builders  
*Ons Singh*  
Partner